

**Wainwright
&
Edwards**

FOR SALE
01772 814863



£269,950

30 Banks Road, Southport, PR9 8JG

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PROPERTY SUMMARY

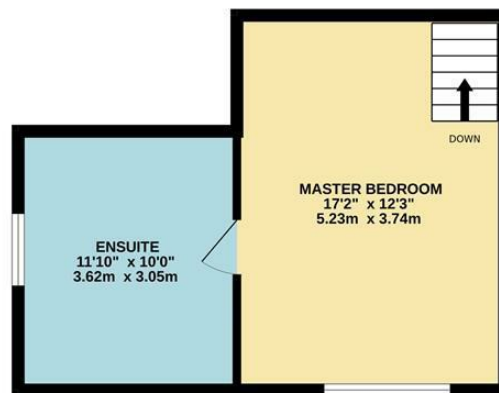
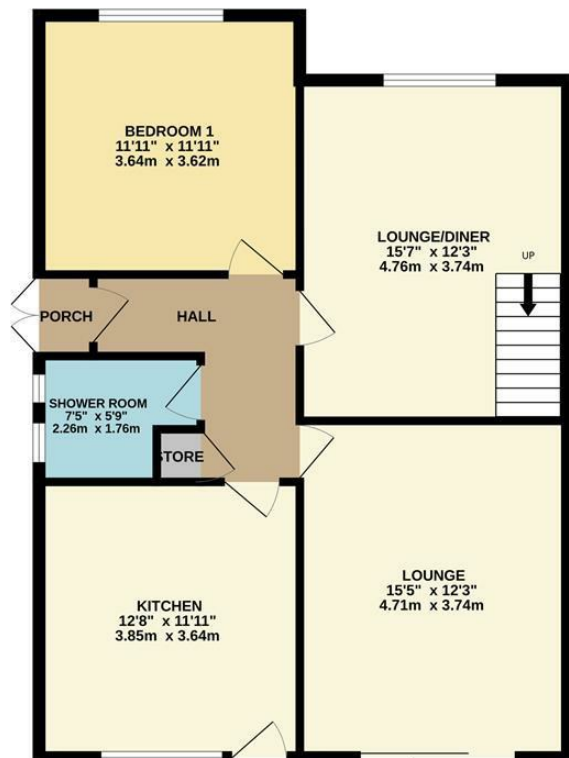
A well presented semi detached bungalow in popular residential location convenient for local amenities. the spacious and versatile accommodation comprises vestibule, reception hall, lounge, modern fitted kitchen with recently fitted combi boiler, master bedroom with built in wardrobes, luxury ground floor shower room and dining room with stairs leading to first floor master suite. The first floor comprises large bedroom and luxury en suite. the property stands in a mature private plot with ample parking to the front and the rear garden is well stocked with mature trees and shrubs and enjoys a private sunny aspect. Internal inspection recommended to appreciate the extent and quality of the property.





GROUND FLOOR
787 sq.ft. (73.1 sq.m.) approx.

1ST FLOOR
329 sq.ft. (30.6 sq.m.) approx.



2/3 BED SEMI DORMER BUNGALOW

TOTAL FLOOR AREA : 1116 sq.ft. (103.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY

Sefton

TENURE

Freehold

COUNCIL TAX BAND

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

**Wainwright
& Edwards**

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